

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

December 8, 2006

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF NO.: 060D-214

Oahu

Consent to Lease of Lands under Governor's Executive Order
Nos. 1763 and 4085 to the City and County of Honolulu,
Wahiawa, Oahu, Tax Map Keys: 7-4-06:002 and 012.

CONTROLLING AGENCY

Department of Accounting and General Services (DAGS)

APPLICANT

City and County of Honolulu

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes, as amended.

ZONING:

State Land Use District: Urban
County of Honolulu CZO: R5 Residential

TRUST LAND STATUS:

Tax Map Key 7-4-06:002 - Acquired After Statehood.
Tax Map Key 7-4-06:012 - Section 5(A) lands of the Hawaii
Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State
Constitution: YES _ NO X

CURRENT USE STATUS:

Governor's Executive Order No. 1763 to the Department of Public
Works for the Wahiawa Civic Center purposes.
Governor Executive Order No. 4085 to DAGS for Addition to Wahiawa
Civic Center.

LEASE TERMS & CONDITIONS:LOCATION:

Portion of Government lands of Wahiawa situated at Wahiawa, Oahu, identified by Tax Map Key: 7-4-06:002 and 012 as shown on the attached map labeled Exhibit "A".

AREA:

.666 acres, more or less.

CHARACTER OF USE:

Transit Center

TERM:

44 years, commencing January 1, 2007 and expiring December 31, 2050.

RENT AMOUNT:

\$1.00 per annum

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The controlling agency shall be responsible for ensuring compliance with Chapter 343, HRS.

DCCA VERIFICATION:

Not applicable, government agency

REMARKS:

GEO 1763, consisting of 75,100 sq. ft., and shown outlined on Exhibit "A", was issued to the Department of Public Works of the Territory of Hawaii on October 26, 1956 for the construction of the Wahiawa Civic Center. The Wahiawa Civic Center has provided community services on this site for the past fifty years. Approximately 11,510 sq. ft. will be utilized for the transit site.

GEO 4085, consisting of 17,500 sq. ft., was issued to DAGS on November 29, 2005 for addition to the Wahiawa Civic Center. The lot was acquired by the State on February 12, 1981 and has been used as a transit parking lot by bus commuters for over twenty years. The entire 17,500 sq. ft. will be used for the new transit project.

The City and County of Honolulu (County) has negotiated a forty-four (44) year lease with DAGS for the construction of a mass transit facility on State land. The site plan of the facility is shown on Exhibit "B".

The proposed project, shown on the attached site plan, labeled Exhibit "B", will utilize both set asides for the construction of the Wahiawa Transit Center. It will function much like a bus depot with City buses unloading passengers on the ground level and passengers accessing their vehicles parked on the second level.

The County will construct a 58-space parking structure above the transit center to provide parking space for individuals using the public transit and for the staff and customers of the adjacent Wahiawa Civic Center.

The County will construct the transit center with assistance from the U.S. Department of Transportation, Federal Transit Administration (USDOT). USDOT will retain a federal interest in the transit center. The use of the federal construction funds will require an agreement by the County and the State of Hawaii to refrain from executing any transfer of title, lease, lien, pledge, mortgage, encumbrance, third party contract, grant anticipation note, alienation, or any other obligation that in any way would affect the federal interest in the transit center and the 58-space parking structure without the express consent of the USDOT. The federal financial interest could attach to the leasehold and fee simple interest, and extend beyond the term of the County's proposed forty-four (44) year lease with DAGS. Staff suggests that the federal financial interest and the lease be subject to the review, consultation, and approval of the Department of the Attorney General.

The proposed transit center is consistent with the use requirements of both executive orders.

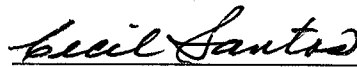
RECOMMENDATION:

That the Board consent to the lease between the Department of Accounting and General Services and the City and County of Honolulu, subject to any applicable conditions cited above which are by this reference incorporated herein and further subject to the following:

1. Review and approval by the Department of the Attorney General; and

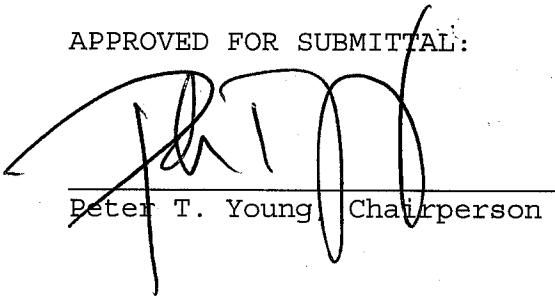
2. Review and approval of all Federal financial assistance documentation on the Wahiawa Transit Center Project by the State Department of the Attorney General.
3. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Cecil Santos
Oahu District Land Agent

APPROVED FOR SUBMITTAL:


Peter T. Young Chairperson

Map No: 1494
 of: D.S.C. L.H.H. - May 1939
 Source: City Maps Bureau

Section of LD. CT. APR. 12, WAHIAWA, OAHU.

Revised Original: 12/3/11

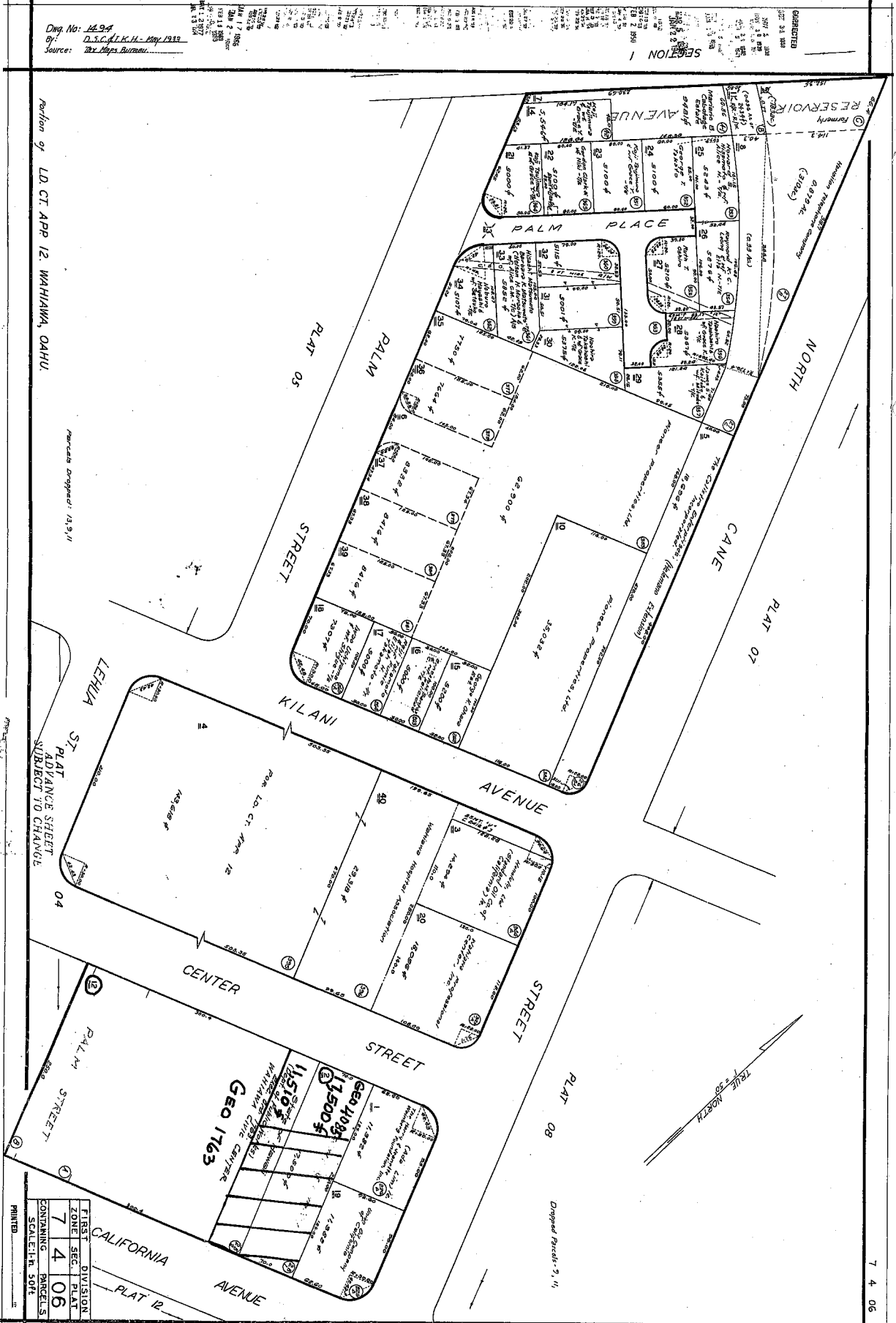
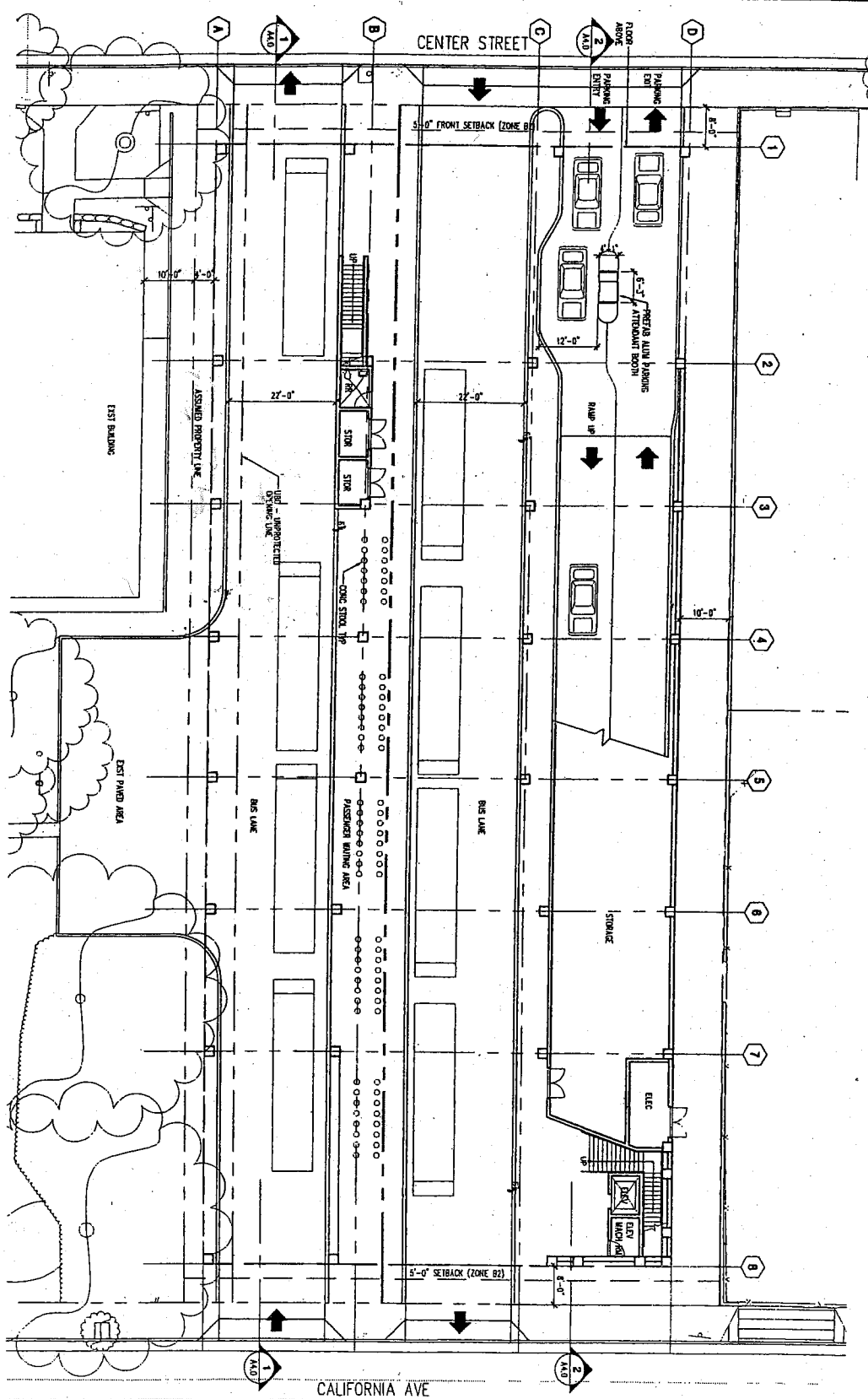


EXHIBIT "A"

PRINTED			
FIRST	DIVISION	ZONE	SEC.
7	4	06	
CONTAINING			
SCALE: 1" = 50'			



1 SITE PLAN
 A10
 SCALE 1/8\"/>

DEPARTMENT OF TRANSPORTATION SERVICES CITY & COUNTY OF HONOLULU		DESIGNED BY: _____ REVIEWED BY: _____ DATE: XXX 2002		
WAHIAWA TRANSIT CENTER & PARK AND RIDE				
SHEET NO. A10 TOTAL NO. _____		DATE: _____		
SITE PLAN		CHECKED BY: _____ DATE: _____		
SCHEMATIC DESIGN SUBMITTAL		DATE: _____		

EXHIBIT "B"